

M E M O R A N D U M

TO: Fort Mill Area Builders & Contractors
FROM: Joe Cronin, Assistant Town Manager
DATE: September 24, 2012, 8:00 AM EST
SUBJECT: Pending Rate Changes for Building Permits & Tap Fees



Dear Fort Mill Area Builders & Contractors:

As you are aware, municipal permit fees and capacity charges may be subject to change at any time. While the Town of Fort Mill strives to keep our permit fees and capacity charges competitive with neighboring jurisdictions, it becomes necessary from time to time to increase certain fees and charges in order to effectively meet the demand for municipal services.

Please allow this letter to serve as a courtesy notice that the Fort Mill Town Council has voted to amend the rate structure for building permits and water/sewer capacity fees in the upcoming fiscal year. These new fee amounts are scheduled to go into effect on **Monday, October 1, 2012**. A copy of the approved rate changes is attached for your convenience. Please note that the fee structures for zoning permits and business licenses will remain unchanged in FY 2012-13.

The Town Manager has authorized a "grace period" for any permit application that is received on or before Friday, September 28, 2012. As long as the permit is picked up and paid for in full by Wednesday, October 10, 2012, the town will honor the building permit and water/sewer capacity rates that were in effect at the time the permit application was dropped off, rather than those in effect at the time the permit is picked up and paid for. To be eligible for the reduced water/sewer capacity fee, water and sewer taps must also be paid for at the time the permit is picked up. As a reminder, building permits are valid for a period of six (6) months from the date of issuance.

Please free to contact me by phone or by email if you should have any questions or comments.

A handwritten signature in black ink, appearing to read "Joe Cronin", with a stylized flourish at the end.

Joseph M. Cronin

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Amended Fee Schedules for FY 2012-13

Building & Sign Permit Fees (New fee amounts are highlighted in yellow)

Total Valuation*	Permit Fee Amount			
\$1,000 and Under	\$15.00		\$25.00	
\$1,001 to \$50,000	\$15.00 for the first \$1,000	\$25.00 for the first \$1,000	Plus \$5.00 for each additional \$1,000 or fraction thereof	Plus \$6.00 for each additional \$1,000 or fraction thereof
\$50,001 to \$100,000	\$260.00 for the first \$50,000	\$319.00 for the first \$50,000	Plus \$4.00 for each additional \$1,000 or fraction thereof	Plus \$5.00 for each additional \$1,000 or fraction thereof
\$100,001 to \$500,000	\$460.00 for the first \$100,000	\$569.00 for the first \$100,000	Plus \$3.00 for each additional \$1,000 or fraction thereof	Plus \$4.00 for each additional \$1,000 or fraction thereof
\$500,000 and greater	\$1,660 for the first \$500,000	\$2,169.00 for the first \$500,000	Plus \$2.00 for each additional \$1,000 or fraction thereof	Plus \$3.00 for each additional \$1,000 or fraction thereof

* The valuation of any proposed construction will be based on the greater of the following: the contract price indicated on the permit application or the value calculated using the most recent "Square Foot Construction Cost Table," as published by the International Code Council

** Post Facto Permits: Where work for which a permit is required is commenced prior to obtaining the required permit, the building permit fees shall be doubled.

Building Plan Review Fees (Review fee percentages will remain unchanged)

Building Type	Fee Amount
Residential Building Plan Review	50% of Building Permit Fee Amount (25% if identical to a previously approved plan)
Commercial Building Plan Review	50% of Building Permit Fee Amount

Water & Sewer Capacity/Connection Fees (New fee amounts are highlighted in yellow)

Meter Size	ERU Factor	Capacity Fees					
		Water		Sewer		Total	
		Old	New	Old	New	Old	New
¾ inch	1.0	\$1,800	\$2,420	\$2,010	\$3,000	\$3,810	\$5,420
1 inch	2.5	\$4,500	\$6,050	\$5,025	\$7,500	\$9,525	\$13,550
1-½ inch	5.0	\$9,000	\$12,100	\$10,050	\$15,000	\$19,050	\$27,100
2 inch	8.0	\$14,400	\$19,360	\$16,080	\$24,000	\$30,480	\$43,360
3 inch	16.0	\$28,800	\$38,720	\$32,160	\$48,000	\$60,960	\$86,720
4 inch	25.0	\$45,000	\$60,500	\$50,250	\$75,000	\$95,250	\$135,500
6 inch	50.0	\$90,000	\$121,000	\$100,500	\$150,000	\$190,500	\$271,000
8 inch	80.0	\$144,000	\$193,600	\$160,800	\$240,000	\$304,800	\$433,600
10 inch	126.0	\$226,800	\$304,920	\$253,260	\$378,000	\$480,060	\$682,920